



## **BASEMENT FINISHING INFORMATION**

The finishing of a basement, lower level or other unfinished area of a dwelling, requires a building permit. To obtain a building permit, an application and two sets of plans showing the layout, proposed walls, rooms, etc. shall be submitted. All rooms shall be labeled as to their use and overall dimensions given. (See the diagram for an example). The Minnesota State Building Code adopting the International Residential Code by reference is enforced for residential construction projects.

Separate permits are required for plumbing, fireplace and electrical work. Note any mechanical (heating) or fireplace work on plans.

### **Finishing Requirements**

Basement headroom is required to be a minimum of 7'0" for all habitable space and stairway headroom 6'8", with a minimum stairway and hallway width of 36". When enclosing (framed for door) the usable space below a stairway; the walls, under stair surface and any soffits shall be protected on the enclosed side with ½ " gypsum board.

In the improved area hardwired interconnected smoke detectors are required in each designated sleeping room and the hallway or area leading to the sleeping rooms. Smoke detectors are also required within existing sleeping rooms and the area leading to them when any interior remodeling or house addition is done. Depending on accessibility these may also be required to be hardwired.

Sleeping areas are required to have a code complying egress window (see egress window handout) or exterior door within the room.

Sills or bottom plates that are in direct contact with concrete are required to be of decay resistant material (treated wood, cedar or redwood).

Insulation values in the exterior walls shall be equivalent to an R-10. Foam insulation must be covered by a minimum of 1/2 " gypsum board. A vapor barrier is required from floor to ceiling on the interior side of the insulation and a moisture barrier between insulation and block wall from floor to outside grade level. (See the diagram for an example).

Access to mechanical rooms through bathrooms or sleeping rooms containing furnaces with non-sealed combustion is prohibited.

Furnaces or other fuel burning appliances are required to have a sufficient supply of combustion air. Gas fireplaces shall be installed according to the manufacturers specifications, dedicated combustion air and the gas line tested to 25psi for twelve (12) hours without any leaks, kinks breaks or sharp bends in the line. The gas line shall be secured to or near the appliance and shall be insulated where the line passes through the wall of the appliance.

### **Bathroom Requirements**

A window or exhaust fan is required in each bathroom.

A clear width of 30" measured from the centerline of the toilet and a clear area measuring 21" in front of the toilet to walls, sinks or tubs is required. (See the diagram for an example).

Safety glazing is required in doors, enclosures and building walls enclosing a bathing area where the glazing is less than 60" above a standing surface.

### **Electrical Requirements**

Receptacle outlets shall be installed so that no point along the floor line in any wall space is more than six (6) feet, measured horizontally, from an outlet in that space.

Receptacles in bathrooms shall be on a 20-amp ground faulted circuit.

Receptacles in sleeping rooms and areas shall be arc fault protected.

Further requirements can be obtained from the Electrical Inspector (1-507-665-3205).

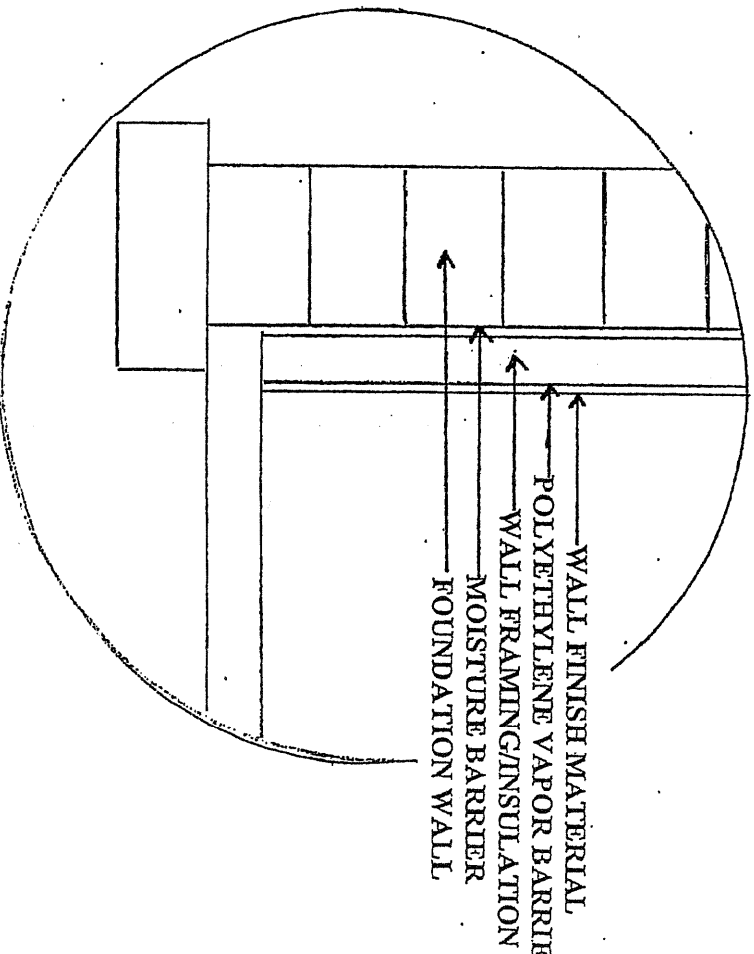
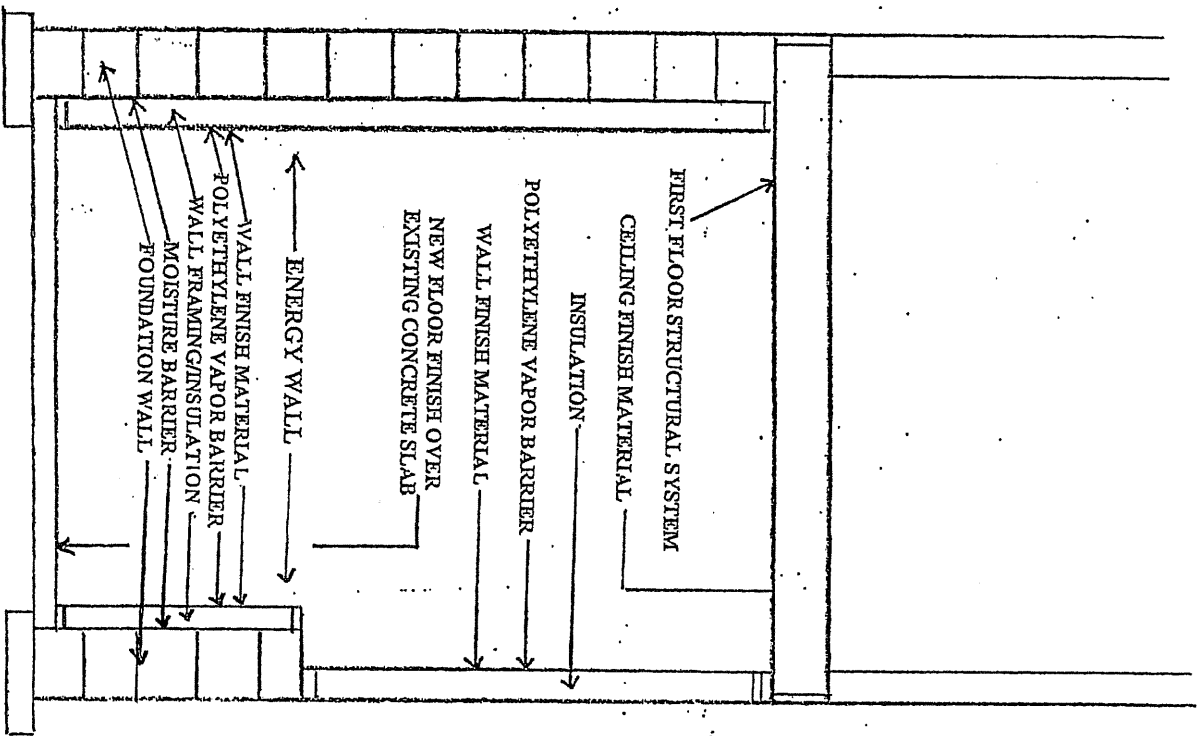
### **Required inspections:**

**Rough-in Phase;**

**Electrical rough-in, plumbing rough-in (if any installed), framing, insulation, heating rough-in and gas line air test for fireplace (one inspection);**

**Final Inspections;**

**Electrical final, final building inspection.**



CROSS SECTION  
EXTERIOR WALL CONSTRUCTION

DIMENSION TO SCALE

DIMENSION TO SCALE

EXISTING EXTERIOR WALLS

NEW INTERIOR - INSULATION  
- FURRING  
- VAPOR BARRIER  
- WALL FINISH

GROUND FAULT CIRCUITS REQUIRED

FURRING STRIPS - VERIFY SIZE AND SPACING  
INSULATION - VERIFY TYPE AND THICKNESS  
POLYETHYLENE VAPOR BARRIER  
WALL FINISH MATERIAL - VERIFY TYPE AND THICKNESS

EXISTING LOAD BEARING WALL WITH  
NEW WALL FINISH MATERIAL

EXISTING  
STAIRS UP

NEW OPENINGS IN EXISTING BEARING WALL  
PROVIDE STRUCTURAL HEADER  
VERIFY SIZE

7'0" MINIMUM CEILING HEIGHT  
(SOFFITS MAY DECREASE TO 6'8")

ACCESS TO MECHANICAL ROOM  
NOT THROUGH BATH OR BEDROOM

NEW BATHROOM

LAV.

TUB/SHWR.

L.S.

WASHER/DRYER

SUMP.

PROVIDE WALL OR CEILING EXHAUST FAN >1.0 SONE  
(IF BATHROOM DOES NOT HAVE WINDOW)

FURN.

H.R.V.

COMB. AIR.

W.H.

CLOSET

VERIFY WINDOW SIZE AND TYPE

PROVIDE SMOKE DETECTOR  
(HARD WIRED WITH BATTERY BACK-UP)

WINDOW WELL NEEDS TO EXTEND 3' OUT FROM WINDOW  
AND 6" EACH SIDE OF WINDOW, PROVIDE PERMANENT  
LADDER IF GREATER THAN 44" DEEP.

ARC FAULT CIRCUITS REQUIRED

NEW BEDROOM (70 SQUARE FEET OR GREATER)

NEW REC. ROOM

NEW NON-LOAD BEARING PARTITIONS

R.P.

# BASEMENT FLOOR PLAN